

ADENA SPRINGS KENTUCKY

629 Cane Ridge Road
Paris, Bourbon County, Kentucky
2245 +/- Acres



Justice Real Estate is extremely honored to offer this world-class state-of-the art horse farm, developed by visionary horseman and eight-time Eclipse Award-winning breeder, Frank Stronach. Adena Springs was meticulously designed and developed on fresh, undeveloped land—land that had never been used for horses—crafted with thoughtful consideration for both the horse and the people who care for them. This premier property offers a rare opportunity for one to step into the highest levels of the thoroughbred industry with facilities second to none!

Offered Exclusively By



www.kyhorsefarms.com
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



Situated on 2,245 acres in a quadrant of the world known for producing superior race horses, Adena Springs is a state-of-the-art facility of the highest quality that was developed in 2007. The centerpiece of the farm is its magnificent 2 1/2 story office/stallion barn with over 6,250 sq ft of high-quality office space. It adjoins the magnificent 14 stall stallion barn with teaser and mare stalls and attached breeding arena. Extensive irrigated landscaping, fountain, two ponds add to charm of this one of a kind structure. Designed by horsemen for horsemen, you'll discover seven identical 28-stall barns, each with 24- 14' x 14' stalls, and 4- 14' x 18' stalls foaling stalls, wash stall, break room, lab, and half bath.

Additional horse improvements includes 10 identical concrete block run-in sheds each with three stalls and a 38' x 130' attached shed, plus a five stall concrete block quarantine barn. Mr. Stronach wanted to take care of the people who were taking care of his valuable horses, and the employee housing on Adena Springs is unparalleled. You will discover two high-quality 3,240 sq ft general manager and veterinarian homes, one assistant manager home, six manager homes, and 14 employee houses. 11 of these homes are located in the unique and well thought-out gated village with pool, pool house, regulation soccer field, volleyball, and basketball.

Additional improvements include a hay and straw barn, 75' x 140' equipment/shop building, six horse stallion exerciser, five gated entrances, 20 miles of roads and 75 miles of fencing.



Office/Stallion Barn Breeding Shed: Office space is 6,257 sq ft

The Office/Stallion Barn/Breeding Shed complex is a comprehensive building. It is a steel-framed structure that is comprised of manufactured stone siding and the roof is a plastic pseudo slate tile. The 2 ½ story office is located at the front of the building and serves as a greeting area for visitors in addition to providing office space for employees. There is an elaborate lobby with a built-in trophy case, multiple offices; a conference room; kitchenette; 1 full bath, 3 half baths; sitting area and bedroom. The interior is of high-quality finish with recessed lighting, crown moulding and walnut wainscoting. A staircase leads to a widow's walk with a 360- degree view of the farm.

The office is directly attached to its 14 stall stallion barn with seven stalls on either side of a large viewing area with rubber pavers, wood siding and ceiling. The stallion barn portion of the building is comprised of concrete block and wood. The ceiling has recessed lighting and there is a 16' rubber paver aisle covered by a loft. There are 14 Lucas Equine equipped stalls (16' X 16') also with rubber paver floors. There is also a tack room with a half bath.

The stallion barn is directly connected to a teasing and prep area that includes two teaser and three mare stalls (11' x 12'); teasing area, full laboratory, two offices, wash bay and a viewing room.

The breeding arena is (48' X 48") and is comprised of concrete block and wood siding with a wood ceiling. There is protective padding around the sides and tanbark flooring.



Note: In addition to the large receiving area behind the barn, there is a 6 horse covered walker.



Broodmare barns (7):

There are seven identical broodmare barns each containing 28 stalls, comprised of concrete block with manufactured stone exteriors and plastic faux slate continuous vent roofs with three cupolas. Each barn has a break room, wash rack, lab and a half-bath. There are 24 Stalls (14' x 14') and 4 foaling stalls (14' x 18') 13' rubber paver aisles with a loft overhead. Each barn is surrounded by approximately 100 acres divided into 6/10 paddocks / 3 fields of varying size. The front yard of each of these barns have an irrigation system.



Run-in sheds (10):

There are ten run-in sheds comprised of concrete block and cedar siding with plastic pseudo slate roofs. The barn portion of the structure has three stalls (12'6"x12'6") with rubber paver flooring and sliding metal doors; two feed rooms, one with a half bath and a loft over a 13' rubber paver aisle. There is a (130' x 38') attached run-in shed comprised of concrete block with a hay rack lining the interior walls. It is lighted and there is a full ceiling screen to prevent birds from roosting in the lighting. The shed portion is fenced to allow ingress and egress for feeding.



Quarantine Barns (1):

There is one quarantine barn comprised of concrete block and cedar siding with a faux slate roof. Containing five stalls (18' x 14') with sliding metal doors and rubber paver floors and a 13' rubber paver aisle, warm room with a half bath and sink.

Hay / Straw Barns (2):

There are two barns (48' x 12) comprised of wood siding with concrete flooring and metal roofs.

Equipment Building (1):

The equipment building (75' x 140') is comprised of metal siding with a metal continuous vent roof. There are six bays, a concrete floor and overhead heaters, 3 drive-in doors, vet room, breakroom, half bath, w/d hookup, plus first and lofted heated storage rooms.



General Manager/Vet houses (2): 3 bedroom, 3.5 baths

These are two residences approximately 3,243 square feet with attached garages. They are comprised of brick siding with manufactured stone accents and finishes are of high quality. They have an entry way, office, kitchen with granite countertops, family room with fireplace and a breakfast area. Floors are hardwood, carpet, and ceramic tile.

Assistant Managers house (1): 4 bedroom, 4 bath

This is a 2,418 square foot residence with an attached garage. That is comprised of brick siding with manufactured stone accents and a pseudo slate roof. The interior finishes are of high quality.



Manager houses (6): 3 bedroom, 3.5 bath

There are six 1,924 square foot manager residences with attached garages throughout the farm. They also have granite countertops in the kitchen and a living room with a fireplace. They are comprised of brick siding with manufactured stone accents and have pseudo slate roofs.

Employee units (14):

There are 14 employee quads. 10 units are in the employee village complex; four are throughout the farm. The sizes of the residences vary; there are 7- 4-bedroom 4 bath 1608 sq ft and 7- 2 bedroom, 2 bath 1069 sq ft residences. They are comprised of brick siding with manufactured stone accents and have pseudo slate roofs.



Farm House (Jackstown Rd.)

60-year-old farmhouse is only original structure on the farm. Has its own entrance separate from the gated farm. 1,800 sq ft 3 bedrooms, 1 bath heated by fuel oil. Small detached garage. Wood framed with siding.







Internationally renowned, **Adena Springs Kentucky** offers you the opportunity to make your mark in the Bluegrass with its state-of-the-art facilities and with some of the best soil in the world. **Adena Springs** is capable of handling up to 1000 horses. This farm was developed around the horse and offers an extremely rare opportunity for you to expand or enter the thoroughbred business at the highest level.

You don't want to miss this once in a lifetime opportunity!

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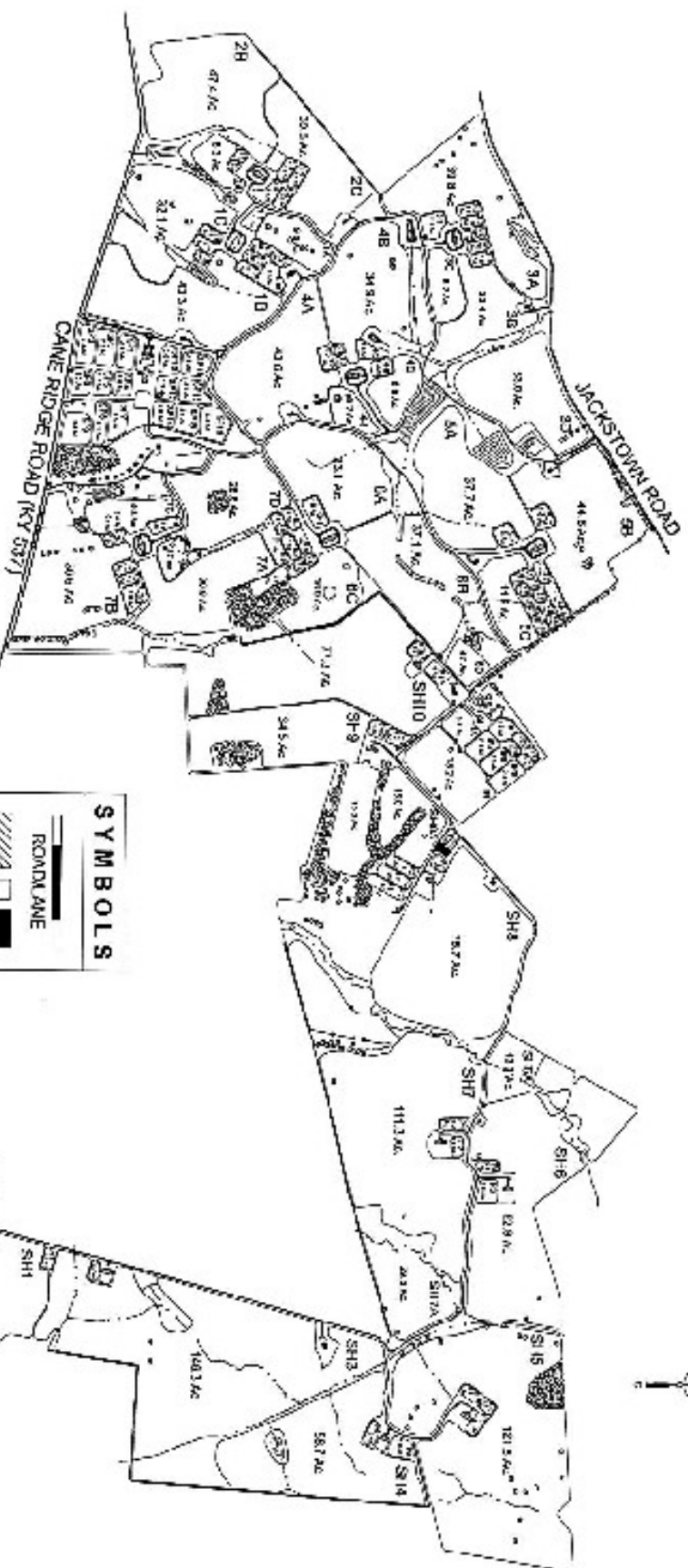
PRICE:
\$45,000,000.



Bill Justice
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ADENA SPRINGS 701 CANE RIDGE ROAD PARIS, KENTUCKY 40301



LAND USE	
PASTURE	1582.8 AC.
PADDCKS	105.5
STALLION PADDCKS	36.4
PONDS	15.3
LOTS/WOODS/OTHER	513.9
TOTAL	2254.0 AC.

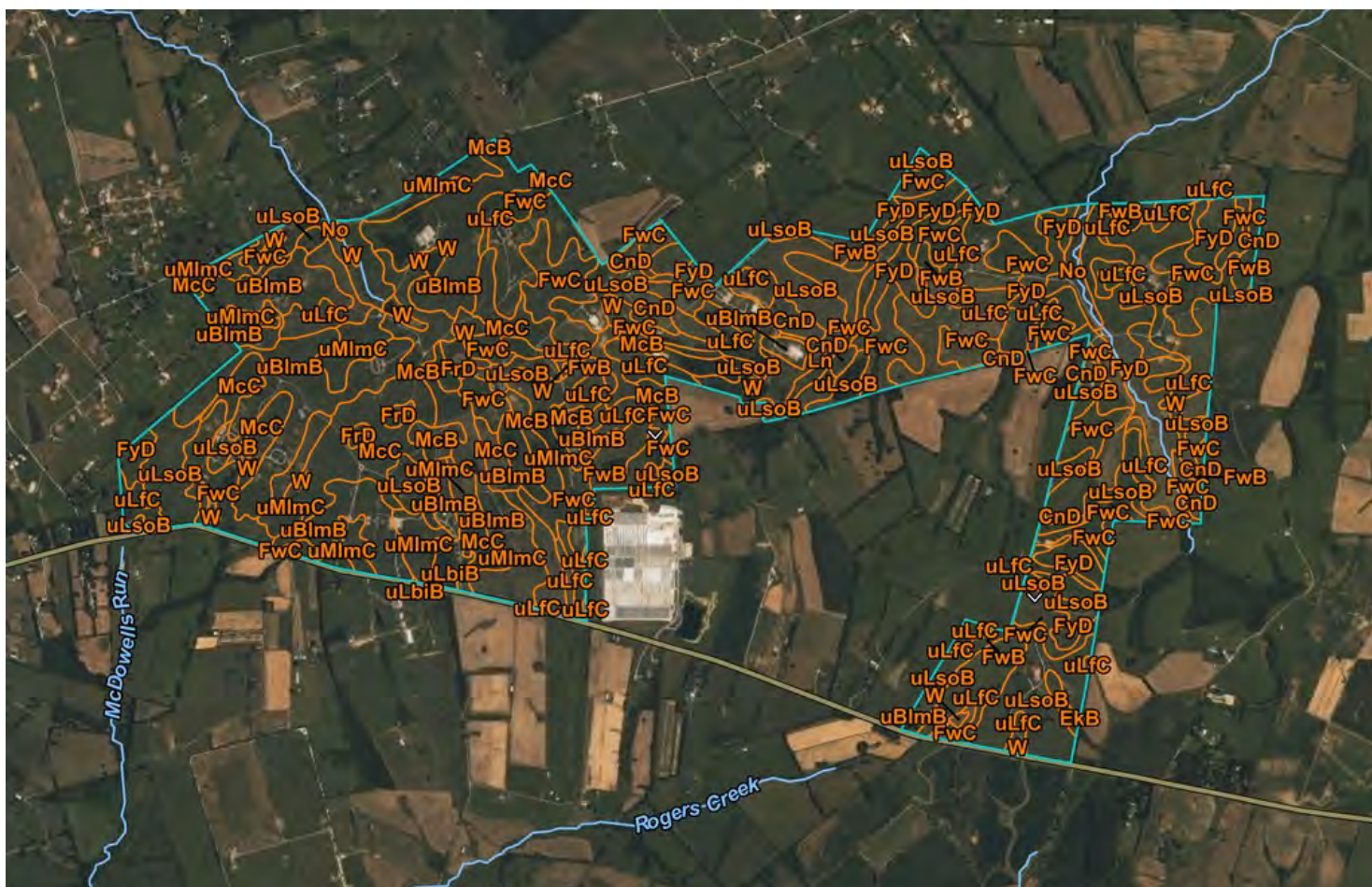
SYMBOLS	
ROAD/ANE	
DRAINAGE	
BUILDINGS	
TREES	
POND	
DRAINAGE	



0' 500' 1000'

PROPERTY
FAIRMOUNT, INC.
3022 Lexington Road, Suite 1
Lexington, KY 40506
1001





Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	49.2	2.2%
EkB	Elk silt loam, 2 to 6 percent slopes	0.0	0.0%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	12.3	0.5%
FwB	Faywood silt loam, 2 to 6 percent slopes	47.0	2.1%
FwC	Faywood silt loam, 6 to 12 percent slopes	467.6	20.8%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	188.5	8.4%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	6.4	0.3%
McB	McAfee silt loam, 2 to 6 percent slopes	39.4	1.8%
McC	McAfee silt loam, 6 to 12 percent slopes	177.3	7.9%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	37.7	1.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	352.0	15.6%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	10.3	0.5%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	215.5	9.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	478.8	21.3%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	146.9	6.5%
W	Water	20.7	0.9%
Totals for Area of Interest		2,249.6	100.0%